

luxe.





Natal, a c-print by Angela Musca from Carme Secrist Gallery, presides over the dining room, which gathers together a Diosa table and Elena chairs from The Bright Group; Maxine Snider's Bauhaus console through David Sutherland and a round leather-framed mirror from BODW in New York.



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by the architectural team of John Vinci, Philip Hump and project architect Daniel Roubi. It had functioned as an artist's studio for decades before falling derelict, and to the naked eye it was a little insipidous. "Much of the masonry was in such disrepair that it was actually a hazard," recalls Jeffrey Berry, the general contractor who worked on the project alongside firm owner Jacob Goldberg. "The three floors in the back were literally crumbling."

However, the building's exterior walls rose straight up from the lot lines. Translation? An extraordinary 50 by 125 feet of raw space, albeit presenting some difficulties. Hemmed by alleys that could not be blocked, Berry had to "work within the building, underpinning foundations and holding up exterior walls at the same time."

Inside those walls, the architects designed simple cubic forms around a courtyard that offers outdoor space while creating a light well that naturally illuminates the interior. "The owners wanted expansive well-lit walls for their artwork," says Hump. Landscape architect Mimi McKay then designed a minimal hardscape of Indian black granite, cutting three beds into it and planting ginkgos, which, she explains, "will eventually create a 'telling'—offering just enough shade for privacy from taller buildings, but not so dense that it obscures light."